

Property Owners Steering Committees Meeting & More  
January 30 2018  
6:09 PM-7:20 PM

I. POA President Candice Omberg called the meeting to order by thanking firefighters from Idalou, Roosevelt, Buffalo Springs, Slaton, and our own Ransom Canyon Volunteer Fire Department for their quick response to the fire this afternoon. She spoke of her “gratefulness” that no other homes were lost or people hurt. Ms. Omberg then thanked those present for continuing to attend meetings.

II. POA Board Member Ronnie Hill introduced the POA Operating Income Statement for 2017 followed by the Proposed Operating Budget for 2018.

**Operating Income Statement for 2017:**

Venue Wedding Business - Positive +\$49,638

Property Owners Association (Operating POA and Swimming Pool)- Negative -\$17,972

Total Combined Net Operating Income-Positive + \$31,665.

**Proposed Operating Budget for 2018:**

Venue Wedding Business-Positive +29,980

Property Owners Association (Operating POA and Swimming Pool)-Negative-\$38,177

Total Combined Net Operating Income-Negative-\$8,197

He then explored 3 options for 2019:

1) Increase Property Owner Dues from \$60 to \$120 per year per lot:

Venue Wedding Business-Positive +\$29,980

POA (Operating POA and Swimming Pool)-Positive +\$9,823

Total Combined Net Operating Income-Positive +\$39,803

2) Increase Property Owner Dues from \$60 to \$140 per year per lot:

Venue Wedding Business-Positive +\$29,980

POA (Operating POA and Swimming Pool)-Positive +\$25,823

Total Combined Net Operating Income-Positive +\$55,803

3) Increase Property Owner Dues from \$60 to \$160 per year per lot:

Venue Wedding Business-Positive +\$29,980

POA (Operating POA and Swimming Pool)-Positive +\$41,823

Total Combined Net Operating Income-Positive +\$71,803

Mr. Hill encouraged those present to study these options closely, discuss with neighbors and friends, and to direct questions to POA Board Members so that decisions can be reached to ensure and protect the future of our POA.

Mr. Hill also spoke to the need to amend the POA by-laws and asked for members to go to [ransomcanyonpoa.org](http://ransomcanyonpoa.org) to review the current by-laws and watch for the proposed by-laws that will be posted soon.

III. Steering Committee Updates:

A) Communications -Heidi Wilson:

The website has been redesigned and plans are in progress to take the venue/ wedding rentals on-line. The Echo is routinely published on a monthly basis and is circulated via MailChimp. Approximately 60% of those that receive the Echo open it.

#### B) Beautification-Bitsy Culberson:

The Yard of the Month (one up top and one in the bottom of the canyon) honor will resume in April. Heidi Wilson and Bitsy Culberson met with Police Chief James Hill and City Manager Elena Quintanilla to discuss compliance to city codes and POA deeds of restriction in regards to general maintenance of lots/houses (trash, weeds, damaged facades) and trailer parking. The plan is to work together to encourage residents in the canyon to maintain their property. Future plans for the committee include landscaping on the Island and improving/enhancing Ranch House decor including the Bride's Room. They are also working with an individual that may make trees and shrubs that would do well in our canyon available for sale to residents as a POA fundraiser or, perhaps, to beautify the canyon.

#### C) Events- Val Meixner

The committee has sponsored four events this fall and winter. Each has received positive feedback and met or exceeded expectations on attendance and fundraising. The Taste of The Canyon-chaired by Bob Bellah, Georgette and Rand McPherson  
The First Annual RC Turkey Trot-chaired by Rose Hoeve, Heidi Wilson, Ralph and Val Meixner

The RC New Years Eve Party 2018-chaired by Christie Underwood and Monica Nowlin

The Chilly Chili Crockpot Cookoff-chaired by Georgette and Rand McPherson

The committee is working on plans for a Friday Night Burgers N Dogs in April. We are proud of our hardworking group and welcome others to join us!

#### D) Finance & Strategic Planning-Ronnie Hill

Substantial progress has been made toward maintaining transparent record keeping/ books that are readily available to the POA. Mr. Hill recognized Denton Collins for "jumping in" when board members were focused on other issues to collect bids for needed ADA parking and that project is now completed.

#### E) Swimming Pool-John Culberson

"Numbers tell the story." The fees were restructured, more chairs were bought and more residents bought memberships. He concluded with the fact that local kids earned \$12,000 through their work as lifeguards at our pool this past summer. A win-win for all.

#### IV. Final Thoughts-Candice Omberg

\*Annual Garage Sale-April 14th

\*There are a minimum of 3 positions open on the Board to be filled at the annual election in April.

\*Ron Bornick is retiring on January 31st.

\*A celebration is in the works to honor long standing volunteers, including Jackie Lindsey, Ron Gaddis, and Ron Bornick.

\*Heidi Wilson and Marti Greer have been hired as Event Coordinators as of February 1st.

\*The vote on 102 S. Lakeshore will take place on February 27th. Volunteers are needed that night to distribute ballots based on lots/proxy, as well as to count votes. It is imperative that 51% of property owners vote to resolve this issue. Keep in mind that the costs are mounting (\$1000 per mail out).

\*Time will be given to discuss/give input on the new proposed By-Laws at the meeting on February 27th.

The general meeting adjourned at 7:20 PM in order for Steering Committees to meet.